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EXECUTIVE DIRECTOR

March 14, 2003

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Subject: Newark Coalition for Low Income Housing vs.
Housing Authority et al.
Quarterly Construction Report; March 2003

Dear Mr. David:

Enclosed please find a copy of the Authority's construction report for March 2003 provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, please contact me.

Very truly yours,

Frank L. Armour
General Counsel

FA:gd

Enclosure

C: Harold Lucas
Dickinson Debevoise
John Dubin, Esq.
Gustav Henningburg ✓
Susan Barone, Esq.
JoAnne Frey, Esq.
Neil Gallagher, Esq.
Carmen Valenti

NEW TOWNHOUSE CONSTRUCTION STATUS REPORT
March 14, 2003

This is the Authority's New Construction Status Report for submission to the Court with respect to the Newark Coalition vs. Housing Authority and HUD. New information is underscored for your convenience.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, Kemsco; (194 Units)

Project NJ 2-43, Bellemead; (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-45, Claremont Construction Company; (100)

Project NJ 2-46, Bellemead; (96 Units)

Project NJ 2-51, Mt. Pleasant Estates; (42 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total: 1349 Units

Project NJ 2-45; Claremont Construction Corporation

This Project consists of 100 units and a Community Building between Fifteenth Avenue, South Nineteenth Street, Sixteenth Avenue, and South Fifteenth Street. The Authority designated Claremont Construction Corporation as the developer. Construction commenced in September 2001 and was completed in February 2003. The Authority has taken possession of all units. Our construction manager has issued the final punchlist. It reflects only some landscaping work that cannot be performed until the weather improves. The closing documents have been completed and have been submitted to HUD for approval. The Authority expects to close title on the units by the end of March 2003. This is in accordance with the time frame set forth in the Turnkey Contract of Sale.

Project NJ 2-47; Century 21 Development Co.

This Project consists of 100 units of housing and a community building between Madison Avenue, Peshine Avenue, Avon Avenue, West Alpine Street, and Irvine Turner Blvd. Century 21 Development Co. was designated the Developer on September 27, 2002. The Newark Central Planning Board approved the developer's site plans on February 24, 2003. Application for HUD approval of this developer was submitted in February 11, 2003. Final design drawings are nearly completed. Construction is anticipated to commence in early 2003 as soon as the weather breaks. It should be completed approximately one year later. Turnkey Contract of Sale will be entered into once HUD approves the developer's proposal.

Project NJ 2-48; Century 21 Development Co.

This project consists of 96 units and a community building in the South Ward Industrial Park Area between Clinton Avenue and Hawthorne Avenue. The Authority designated Century 21 Development Co. as the developer of this project and the Turnkey Contract of Sale has been executed. The Authority received a notice on February 26, 2003 from the Developer that the first Stage, 33 units and the Community Building, will be available for inspection over a three-week period commencing on March 10, 2003. Inspection is expected to be completed by the end of March, 2003. Closing documents will be submitted to HUD once the Authority and the Developer agree on a punchlist. Closing on the first Stage is expected to occur in April 2003.

Project NJ 2-49.

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. Final site approval was received on March 26, 2002. The advertisement for proposals appeared in the Star Ledger on October 30, 2002. Four responses were received on January 22, 2003. We have received the report from the CPA firm regarding financial capability. The evaluation by the construction manager is nearly complete. The Authority is meeting with the proposed developers on March 17, 2003 to review their proposals. Best and final offers are expected to be received by the end of March. Designation of developer is expected to occur in April 2003. Turnkey Contract of Sale is expected to be executed during the Winter of 2003 with construction commencing in early Spring of 2004.

Project NJ 2-50

This project consists of 88 units and a community building. Most of the units are to be constructed on land located on Wakeman Avenue, May Street, Lincoln Avenue, Arlington Avenue and Triton Terrace in the North Ward. Some of the units are on, Jelliff Avenue, West Runyon Street, Hunterdon Street, and Clinton Avenue in the South Ward. The Authority intends to advertise for Proposals during the week of March 17, 2003. Proposals will be expected by end of May 2003. Designation of developer is expected in the Summer of 2003.

Project NJ 2-53

This is a project that consists of 56 units and a Community Building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Blvd. Tony Gomes Construction Company was designated the Developer on September 27, 2002. The request for approval of the Developer was submitted to HUD on January 31, 2003. The Authority has been meeting with the Developer's design team regularly to prepare construction plans and specification for submission to the Central Planning Board.

Status of all New Townhouse Units

Completed Units	1349 in 10 Projects
Units under Construction	96 in 1 Project
Units in projects with developers designation	156 in 2 Projects
Units in project under review.	88 in 1 Project
Units to be advertised for proposals	88 in 1 Project